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**LAND SALE TO SUPPORT RELOCATION
OF FLEET MANAGEMENT HQ TO ENGLEWOOD**

The City's Department of Fleet and Facility Management (2FM) would relocate its headquarters and 200 jobs from West Town to Englewood through a City-owned land sale introduced today to City Council by Mayor Rahm Emanuel.

"This new facility will increase efficiency for the City and benefit taxpayers while driving economic development in the Englewood neighborhood," said Mayor Emanuel. "By making smart investments like this one, we can double down on the progress we are making in a neighborhood like Englewood and generate economic benefits that reach every corner of Chicago."

2FM's current 18-acre headquarters complex at 1685 N. Throop St. in the North Branch Industrial Corridor would be sold to developer Sterling Bay LLC for \$104.7 million. A portion of the proceeds would be used to construct a new, \$37 million maintenance headquarters at 6800 S. Wentworth Ave. The new 200,000-square-foot replacement building would maintain and repair city vehicles such as fire engines, garbage trucks, and snowplows.

"Moving operations from the North and Throop facility will not only save the City significant operational costs, it will allow us to relocate to a new location that will be custom built to meet the needs of our operations," said 2FM Commissioner David Reynolds.

The Chicago Infrastructure Trust (CIT) is managing the design and development of the new maintenance headquarters.

"The CIT is pleased to be partnering with the City of Chicago on this important project," said CIT Executive Director Leslie Darling. "This project is a unique opportunity to select a development team to finance the project in addition to doing the design and construction."

As part of the proposal, the City would also sell five acres of vacant land at 6705 S. Wentworth to Sterling Bay for \$1.3 million for redevelopment into future retail and commercial uses.

"Moving 2FM's headquarters to Englewood underscores the Mayor's commitment to the South Side," said Alderman Roderick Sawyer. "This new facility will create construction jobs and the relocation of hundreds of full time workers to this community will help attract even more businesses to the neighborhood."

The City purchased the Throop Street property in 1990 after leasing it for two years. The property was previously owned by Proctor & Gamble. The location is anticipated to be redeveloped with a mix of uses that align with the City's recently adopted North Branch Framework plan. Proceeds from its sale would also support the development of a new public safety training facility in West Garfield Park.

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952 VACANT LOTS PROPOSED FOR \$1 SALES THROUGH MAYOR EMANUEL'S LARGE LOTS PROGRAM

Mayor Emanuel introduced an ordinance today to authorize an additional 952 City-owned lots on the West and South sides to be sold for \$1 each to local property owners through the Large Lots program.

The lots were made available through an online application process this winter that generated more than 2,800 applications for 4,000 vacant parcels in 34 different community areas. More than 580 lots have been sold through the program to date.

All the lots are vacant, zoned for residential use, and would be sold "as-is" via quit claim deeds. Most of the properties are being planned as expanded yards, landscaped open space or community gardens. Successful applicants must maintain ownership of lots for at least five years.

Launched in 2014, the Large Lots initiative is part of Mayor Emanuel's "Five Year Housing Plan," which aims to invest \$1.3 million to create, improve, and preserve 41,000 units of housing.

Applicants are required to own property on the same block, be current on their property taxes, have no outstanding debt to the city, and maintain the lots in accordance with all zoning and building codes, among other requirements.

Visit LargeLots.org for more information.

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AFFORDABLE ARTIST RESIDENCES PROPOSED FOR WASHINGTON PARK

A 58-unit affordable apartment complex with artist workspaces would be developed in Washington Park through financial measures introduced today to City Council by Mayor Rahm Emanuel.

A partnership between Brin Life Center LLC and KLEO Community Life Center would build the four-story, \$23.5 million complex at southwest corner of Garfield Boulevard and Michigan Ave.

Life Center Artist Residences would include 58 apartments for artists and families and 5,000 square feet of retail and artist studio space on the ground floor. Forty-nine of the residential units would be rented to households at 60 percent of area median income with the remaining nine units offered at market rents. Amenities would include a fitness room, bike storage, community space, and on-site parking.

City assistance would include \$6.4 million in Tax Increment Financing (TIF), \$1.5 million in Low Income Housing Tax Credits generating \$15.2 million in equity, and \$270,000 in donations tax credits that would generate \$246,000 in equity.

Additionally, two City-owned, vacant parcels at 63 E. Garfield Boulevard and 5510 S. Michigan Avenue would be sold for \$1 each to support the project. Appraised at \$925,000, the land would be combined with two other parcels owned by the developer for the project.

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